

TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
MAY 11, 2016
MINUTES

ATTENDING: Chris Narveson, John Ott, Robert Elkins, Dean Streiff, John Freitag, Reg Reis, Craig Galhouse, and Maegan Roesslein – Deputy Clerk.

ALSO ATTENDING: Margaret Howden and Al Lienhardt.

- 1) **Call Meeting to Order:** C. Narveson called the meeting to order at 7:00 pm.
- 2) **Review Proof of Posting:** M. Roesslein attested to proper posting.
- 3) **Approve Minutes from April 21, 2016:** J. Freitag moves to approve minutes as amended. J. Ott 2nd. Motion approved.
- 4) **Public Comments:** None.
- 5) **Margaret Howden:**
 - a) M. Howden proposed for three contiguous lots. The green would be accessible from private drive and the blue and the red would accessible from an agricultural and residential road.
 - i) J. Ott motioned to approve the plan. J. Freitag 2nd. Motion approved.
- 6) **Consider Minimum Building Size:**
 - a) Sheds with Living Quarters Below Brewery:
 - i) M. Roesslein will do background research to see if the parcel existed before our land ordinance and what the pre-ordinance lot size of the land was. Also, will look at the Assessment to see if the parcel was divided or not. M. Roesslein will research the minimum square footage requirements of the Green County.
 - (1) Summarized:
 - (a) Need Driveway Agreement
 - (b) Sanitary District Research
 - (c) Split Research
- 7) **Discuss Sign Ordinance:**
 - a) C. Narveson stated we do not have sign ordinance which means people do not have to abide by our signs. Other communities have sign ordinances with every sign they have listed in the ordinance.
 - i) C. Narveson will do more research.
- 8) **Utility Committee Update:** No discussion.
- 9) **Discuss Continuation of Chapter 110 Review:**
 - a) Discuss and Consider Determining or Expanding Guidelines for Developer Agreements:
 - i) C. Narveson mentioned how if you are going to put up a subdivision the people need to meet with a developer and then come to the Planning Committee.
 - (1) C. Galhouse stated we should have different stages to go through as houses continue to go up in these developments.

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- (a) C. Narveson suggested we have a template for a developer's agreement.
 - (i) J. Freitag agrees about having basic prerequisites to abide by.
 - (b) Middleton and Verona are nice and clean communities with developer's agreements that we could look at as examples.
 - ii) Bring this back to next month.
- b) Review Buildable Lot Exchange and Affect on Number of Splits:
 - i) C. Narveson asked how the split of building potential is transferred if a lot is exchanged.
 - (1) J. Ott stated you cannot transfer a building site.
 - (2) R. Reis stated that this is true because it all goes back to the original contiguous land owned by the same person in October of 1997.
 - (3) J. Freitag stated that you are selling the land with the appropriate number of development rights unless there is an agreement that no building sites are designated for that parcel or unless it is designated as open space.
 - (a) J. Ott agreed that you can look at the deed, but we do not have access to them.
 - (4) Possible action? Will discuss again at next meeting.

10) Schedule Next Meeting Date and Agenda:

- a) Meeting Date: Wednesday, June 22, 2016 at 7 pm.
 - i) Agenda:
 - (1) Jim Hoesly
 - (2) Sign Ordinance
 - (3) Shed with Living Quarters
 - (4) Discuss and Consider Determining or Expanding Guidelines for Developer Agreements
 - (5) Possible Action on Buildable Lot Exchange

11) Adjourn: J. Ott moved to adjourn at 8:45 pm. R. Elkins 2nd. Motion carried.